



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1808 23 Avenue, Calgary T2M1V7**

MLS®#: **A2159222**

Area: **Capitol Hill**

Listing Date: **08/23/24**

List Price: **\$975,000**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**2,159**

Year Built:

**2014**

Low Sqft:

Ttl Sqft:

**2,159**

Lot Information

Lot Sz Ar:

**3,627 sqft**

Lot Shape:

DOM

**26**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**6**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Landscaped,Rectangular Lot**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction:

**Cedar,Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**

Int Feat:

**Built-in Features,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Steam Room,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 6`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 21`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>13`9" x 14`2"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`2" x 7`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`9" x 15`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`10" x 13`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`0" x 8`4"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`2" x 18`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 13`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`10" x 13`3"</b>
<b>Den</b>	<b>Second</b>	<b>8`10" x 9`1"</b>	<b>Laundry</b>	<b>Second</b>	<b>7`1" x 8`11"</b>

Bedroom - Primary  
Bedroom  
Furnace/Utility Room

Second  
Basement  
Basement

12`9" x 15`0"  
13`10" x 12`8"  
8`6" x 7`5"

3pc Bathroom  
Game Room

Basement  
Basement

4`11" x 10`2"  
19`3" x 22`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2864AF**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**\*\* Open House, Sat, Sept 14, 2-4pm \*\*** Nestled between Empire Burgers and Confederation Park in Capitol Hill, this rare infill on an oversized 145' deep lot is a true gem. Where other infills may feel cramped and short on yard space, this home offers a spacious backyard, perfect for building a skating rink this winter. With modern construction and systems throughout, 1808 23 Ave NW is a unique opportunity to own a prime property and a premium lot. Inside, soaring 10-foot ceilings and vaulted spaces create an airy atmosphere, while expansive windows at the front and back flood the main floor with natural light. The open-concept kitchen, living, and dining areas boast premium appliances and finishes, ideal for entertaining. A more intimate formal sitting area offers versatility as a quiet conversation space or a home office, allowing the upstairs bonus room to serve as a dedicated space for kids or a partner's work. The upper level features three generously sized bedrooms, two full baths, and a convenient laundry room to keep household chores out of sight. A recent renovation in the ensuite's steam shower adds a touch of modern luxury that complements the home's overall high quality. The fully finished basement includes an additional bedroom and full bath, ample storage, and a casual living area with a wet bar, perfect for relaxed gatherings. A newer hot water tank, Blue light air filtration and air -conditioning keep the home hassle free, comfortable, and safe. Enjoy the convenience of being steps away from two schools, multiple bus routes, and two C-Train stations. Downtown is just a 15-minute drive away. Don't miss your chance to view this inner-city treasure—contact your favorite realtor to schedule a private showing today!

Inclusions:  
Property Listed By:

**Wine fridge in the basement**  
**Real Broker**

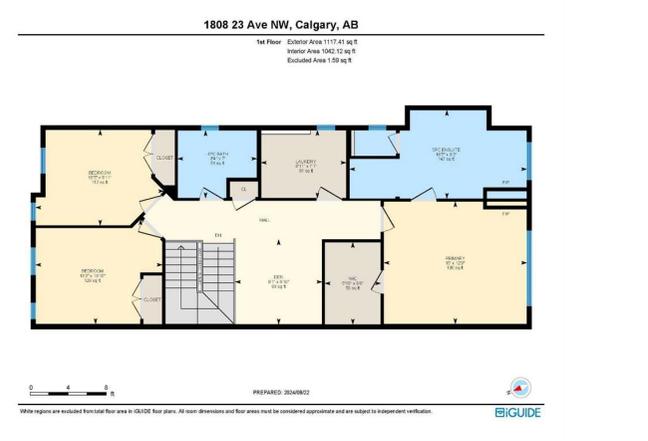
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**1808 23 Ave NW, Calgary, AB**

Basement (Below Grade) Exterior Area 900.01 sq ft  
Interior Area 300.04 sq ft



0 4 8 ft PREPARED: 2024/06/02  
 While regions are excluded from total floor area in CADLINE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



